

PRINTING CRAFTS BUILDING IS SOLD

Franklin Pettit Bids Property In at Foreclosure Sale

Held by J. P. Day.

The twenty-two story Printers' Craft Building, occupying the block front on the west side of Eighth avenue, between Thirty-third and Thirty-fourth streets, was sold at foreclosure yesterday by Joseph P. Day to Franklin Pettit on one bid of \$222,000 over three prior bids amounting to \$222,000 and interest. Mr. Pettit, who is said to hold a mortgage interest in the premises, gave as the name of the buyer the Trepick Realty Company.

The sale was the result of an action brought by the Municipal Mortgage Company against the 461 Eighth Avenue Company and others to satisfy a mortgage indebtedness which, with costs and allowances, amounts to about \$129,000. Back taxes, assessments and water charges on the property amount to \$38,000. The property carried a first mortgage of \$1,500,000, a second mortgage of \$275,000 and a third mortgage of \$250,000. The second and third mortgages are also under foreclosure. The property is scheduled to be sold again by Mr. Day next Monday to satisfy a judgment of about \$642,000. The building is assessed at \$339,000. The structure was erected by Larkin Brothers about six years ago.

A syndicate of tenants is said to have made overtures to buy the property. New Building in Penn Zone Lease.

Robert E. Simon leased the two story tenements, 509x8.9, at 125 and 127 West Thirty-third street, through J. Rels & Co. to a client who will improve the site with a six story office building from plans by Gronenberg & Leuchtag, architects, at a cost of \$200,000. The plans were filed in the name of the Simon Building Company. A similar building is to be constructed by Max Gold on the adjoining property at 127 to 131 West Thirty-third street, which site was leased recently through the same brokers.

Multifamily House Sales.

J. A. Minot sold for F. D'Onofrio, Inc., to Rose Di Canio, a five story double flat, 25x100, at 52 West 124th street, to a client who will improve the site with a six story office building from plans by Gronenberg & Leuchtag, architects, at a cost of \$200,000. The plans were filed in the name of the Simon Building Company. A similar building is to be constructed by Max Gold on the adjoining property at 127 to 131 West Thirty-third street, which site was leased recently through the same brokers.

In the Dwelling Market.

Douglas Gibbons & Co. sold 142 East Fifty-ninth street, a three story dwelling, 19x105, to Mrs. William Howard Gardner.

J. English sold for Maria Simpson the three story dwelling at 235 West Twenty-eighth street, 21x100, to the Valantine Mutual Aid Society for occupancy.

Deals Revealed in Transfers.

Raymond V. Matthews sold to John Clirt 229 East Thirty-third street, a three story dwelling, 19x105, to Mrs. William Howard Gardner.

Harold Morris, executor, sold to Harold Morris, executor, a three story dwelling at 437 West End avenue, 25x105, to the southwest corner of Eighty-first street.

City Real Estate Company sold to Elizabeth J. Heuel the three story dwelling at 131 West Eighty-seventh street, 16x100.

Tuscan Realty Company sold to Sophie Reese the four story dwelling at 11 West Eighty-third street, 20x102.

Farmers' Loan and Trust Company sold to Mary C. Moran 21 West 121st street, a four story dwelling, 21x100.

Margaret Healy sold to Lipman Henschel the three story dwelling at 124 East 115th street, 16x100.

The New Church Board of Publication sold to Laura E. Walker the three story dwelling at 204 West 124th street, 16x100.

Frank A. Hodge sold to Arndt Heila 222 West 125th street, a three story dwelling, 18x100.

Aaron Becker sold to Dominick and Nicholas Posulizio the three story dwelling at 207 East 115th street, 18x100.

Ethel Holding Company resold to Jerusha de Ledline the three story dwelling at 228 West 124th street, 16x100.

Franklin E. Hodge sold to Josephine Eisenhauer the four story dwelling at 125 Madison avenue, 20x102, near Ninety-second street.

Jacob Kauffman bought from Israel Kramer the one story house at 66 Water street, through to South street, 16x100.

Julius Gilefay sold to Emma Felnberg five story flat at 170 East 100th street, 25x100.

Max Harris sold to Max Shuman the three story front and four story rear houses at 222 West 124th street, 16x100.

Michael H. Hodge sold to Angelina Sciarillo 40 and 42 MacDougal street, a six story flat, with stores, 40x105.

Samuel Finkel sold to Morris Weinstein the five story building at 43 Ruggles street, 25x105.

Realty Redemption Company sold to the Kahlofer Realty Company the four story stable at 89 to 95 Goerck street, 10x100.

369 BROADWAY SOLD.

Other Transactions Reported Involving Business Property.

The Art Metal Construction Company purchased the five story left building at 369 Broadway, extending through to Franklin place. The property, which covers a plot 50x100, was bought from Alfred Stern of London, England, for \$125,000. The buying company is now housed at 22 Park place.

The six story building, 58x100, at 51 Greene street, owned for more than fifty years by the William B. Gunther estate, has been taken over by the newly formed 61 Greene Street Corporation, Inc., capitalized at \$50,000, and having as its directors H. Kottler, S. Silinsky and H. Gilbert.

Samuel H. Korey sold to Jacob Korosty the three story building at 369 South street, 21x100.

8 MT. VERNON HOUSES SOLD.

Auctioneer Disposes of Suburban Parcels to Ready Buyers.

ASTOR SALE RUMORED.

Remainder of Old Hotel Site Involved in Reported Deal.

A rumor was current yesterday that John Jacob Astor had cabled instructions from England to sell the northern half of the old Astor House parcel, together with the adjoining three buildings at 6 and 10 Barclay street, and the adjoining properties at 12 and 16 Vesey street, to interests which were said to be contemplating the erection of a building to be devoted to offices for lawyers. Downtown brokers professed to be ignorant of the facts in the rumored deal, and no confirmation could be obtained from officials of the Farmers Loan and Trust Company, agents for the estate of the late William Waldorf Astor.

SUBURBAN LOTS AT AUCTION.

Home Sites in Westchester Offered to Highest Bidders To-day.

Joseph P. Day will sell at auction to-day at noon in the Real Estate Company and others to satisfy a mortgage indebtedness which, with costs and allowances, amounts to about \$129,000. Back taxes, assessments and water charges on the property amount to \$38,000. The property carried a first mortgage of \$1,500,000, a second mortgage of \$275,000 and a third mortgage of \$250,000. The second and third mortgages are also under foreclosure. The property is scheduled to be sold again by Mr. Day next Monday to satisfy a judgment of about \$642,000. The building is assessed at \$339,000. The structure was erected by Larkin Brothers about six years ago.

MISCELLANEOUS LEASES.

Sigmund Menschel leased through Geo. R. Read & Co. the buildings, 60x100, at 117 to 121 West Forty-seventh street from Wm. N. Cohen, represented by Goldsmith, Cohen, Cole & Weiss, attorneys.

Hirsch & Friedman leased 12,000 square feet of space in 130 West Twenty-ninth street to Majestic Costume and Dress Company, Alliance Dress Company and Fox & Pollock. The leases were all for long terms and at an aggregate rental of about \$100,000.

George W. Gustus & Co. leased the first floor in 203 West Thirty-third street to Vincenta Staro, and space in 251 and 253 West Thirty-fourth street to Reisman & Marks.

Adams & Co. leased store and basement, containing 10,000 square feet in 155 West 124th street, to Nathan Lakin, also 5,000 feet in 63 West Thirty-third street to Mendelson & Vogel; also lots in 37 West Seventeenth street to Faber, Rothblum & Feigenbaum, and Lighting Clock and Suit Company.

Harris, Vought & Co. leased an office in 461 Broadway to Isaac Levenson; lots in 112 Grand street to Meyer Kuttler; in 106 Grand street to Bravasschi & Chelci; in 132 West Twenty-second street to L. Arons, John E. Nass and Sigmund Lohr.

D. Kemper & Son leased store in 2617 Broadway to H. D. Mark of California, Chinese art store; a lot to the West End Improvement Company, in 36 and 38 West Twenty-fifth street, a frame building at the northwest corner of Third avenue and Wooster street for the Independent Order of B'nai B'rith; the building at 184 Third avenue to Mrs. Mary Flanagan and store in 257 Ninth avenue to William Weckhorst; also store in 259 Ninth avenue to Gus Lebeck.

Huberth & Huberth leased for the Silwhin Enterprises, Inc., the store at 1672 Broadway, northwest corner of Fifty-second street and Broadway, to Jacob Harris.

BROOKLYN TRANSACTIONS.

City Real Estate Company sold the two story apartment houses at 1225 and 1227 Boston road, each 50x160, to Dietrich Schramm and John H. Feldscher, respectively.

Farmers' Loan and Trust Company sold for \$75,000 the three story dwelling at 437 East 120th street, 16x100, to the Machizky Talmud Torah D'Cherna Mishanayoth, Inc.

Alexander Selkin and David Mintz sold 321 Grand avenue, a three story ten room dwelling, with garage, 50x100, to Armstrong Brothers announce the resale of 2218 Valentine avenue, a two story dwelling, 18x70, for Henry Sahn.

BROOKLYN MARKET REPORTS.

Brooklyn Eye and Ear Hospital purchased the block front on Greene avenue, between Cumberland street and Carlton avenue, as a site for a new building to replace its present home on Livingston street.

The new location, comprising a plot 200x25, covered with twelve brick and frame dwellings, was purchased through Dorsey & Co. from the estate and the Hill Section Company.

SUBURBAN TRANSACTIONS.

S. S. Walstrum-Gordon & Forman sold at Ridgewood, N. J., for William L. Platt two new houses on North Oak street, one 50x100, the other 50x120, to Margaret T. Ruane to Mrs. Adele B. Benedict a house on Monroe street; also for Warren Alburgh to Mrs. Catherine Benedict a house at 67 Woodside avenue.

Robert E. Parker organized a company for C. T. Wells his dwelling in the Ridgeview section of White Plains, N. Y., to Edward M. Hoffman of the Guarantee Trust Company.

Mr. L. H. Plattman plans to make extensive alterations and to occupy the residence as his permanent home.

CODMAN RESIDENCE LEASED.

Worthington Wh. house, Inc., has concluded negotiations by cable with Ogden Codman in Paris for leasing of his forty foot residence at 7 East Ninety-sixth street, furnished, to George Edwards Kent at an annual rental of \$25,000.

QUEENS BOROUGH MARKET.

Malba Estates Corporation, through Champ & Dancy, sold to Henry James for occupancy a new Colonial dwelling on the Boulevard at Malba-on-the-Sound.

The buying company is now housed at 22 Park place.

The six story building, 58x100, at 51 Greene street, owned for more than fifty years by the William B. Gunther estate, has been taken over by the newly formed 61 Greene Street Corporation, Inc., capitalized at \$50,000, and having as its directors H. Kottler, S. Silinsky and H. Gilbert.

Samuel H. Korey sold to Jacob Korosty the three story building at 369 South street, 21x100.

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CANADIAN TARIFF REDUCTION OPPOSED

Ontario Manufacturer Fears Free Trade Proposals.

Toronto, Dec. 1.—Reduction of the Canadian tariff would benefit only the United States and have serious consequences, for Canada, John R. Shaw chairman of the Ontario division of the Canadian Manufacturers Association, declared today in a hearing before the Dominion Tariff Commission. Urging higher import duties as a protection for Canadian manufacturers, he said: "We must view with alarm the requests for free trade or any downward changes in our schedules."

He submitted a report by the United States Tariff Commission dealing with reciprocity with Canada, with this comment: "The proposed agreement was a good thing for the United States in 1911, it is a better bargain now, and adversely, if it was a poor bargain for Canada in 1911, it is a slightly worse bargain now."

IN THE AUCTION ROOM.

[AT 14 VESSEY STREET.]

By Joseph P. Day.

HOLLAND AV. 352, 354, 356, 358, 360, 362, 364, 366, 368, 370, 372, 374, 376, 378, 380, 382, 384, 386, 388, 390, 392, 394, 396, 398, 400, 402, 404, 406, 408, 410, 412, 414, 416, 418, 420, 422, 424, 426, 428, 430, 432, 434, 436, 438, 440, 442, 444, 446, 448, 450, 452, 454, 456, 458, 460, 462, 464, 466, 468, 470, 472, 474, 476, 478, 480, 482, 484, 486, 488, 490, 492, 494, 496, 498, 500, 502, 504, 506, 508, 510, 512, 514, 516, 518, 520, 522, 524, 526, 528, 530, 532, 534, 536, 538, 540, 542, 544, 546, 548, 550, 552, 554, 556, 558, 560, 562, 564, 566, 568, 570, 572, 574, 576, 578, 580, 582, 584, 586, 588, 590, 592, 594, 596, 598, 600, 602, 604, 606, 608, 610, 612, 614, 616, 618, 620, 622, 624, 626, 628, 630, 632, 634, 636, 638, 640, 642, 644, 646, 648, 650, 652, 654, 656, 658, 660, 662, 664, 666, 668, 670, 672, 674, 676, 678, 680, 682, 684, 686, 688, 690, 692, 694, 696, 698, 700, 702, 704, 706, 708, 710, 712, 714, 716, 718, 720, 722, 724, 726, 728, 730, 732, 734, 736, 738, 740, 742, 744, 746, 748, 750, 752, 754, 756, 758, 760, 762, 764, 766, 768, 770, 772, 774, 776, 778, 780, 782, 784, 786, 788, 790, 792, 794, 796, 798, 800, 802, 804, 806, 808, 810, 812, 814, 816, 818, 820, 822, 824, 826, 828, 830, 832, 834, 836, 838, 840, 842, 844, 846, 848, 850, 852, 854, 856, 858, 860, 862, 864, 866, 868, 870, 872, 874, 876, 878, 880, 882, 884, 886, 888, 890, 892, 894, 896, 898, 900, 902, 904, 906, 908, 910, 912, 914, 916, 918, 920, 922, 924, 926, 928, 930, 932, 934, 936, 938, 940, 942, 944, 946, 948, 950, 952, 954, 956, 958, 960, 962, 964, 966, 968, 970, 972, 974, 976, 978, 980, 982, 984, 986, 988, 990, 992, 994, 996, 998, 1000.

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